

IN RE: PETITION FOR VARIANCE  
S/S Oakleigh Beach Avenue, 20'E  
of the c/l of Watervale Avenue  
(855 Oakleigh Beach Avenue)  
15th Election District  
7th Councilmanic District  
Lawrence E. Noble  
Petitioner  
\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-51-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, Lawrence E. Noble, and the Contract Purchaser, Robert A. Nicholson, Jr. The Petitioners request relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 52.06 feet in lieu of the required 55 feet and a side yard setback of 16 feet in lieu of the required 25 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1.

Appearing and testifying on behalf of the Petition was Robert A. Nicholson, Jr., Contract Purchaser of the subject property. Appearing as Protestants in the matter were four residents of the surrounding community, including Terri Grimes, the adjoining property owner, who testified in opposition to the relief requested.

Testimony indicated that the subject property, known as 855 Oakleigh Beach Avenue, consists of 6,937.5 sq.ft., zoned D.R. 5.5, and is presently unimproved. Said property is located within the Chesapeake Bay Critical Areas near School House Cove. The Petitioners are desirous of developing the property with a single family dwelling in accordance with Petitioner's Exhibit 1. Testimony revealed that Mr. Nicholson owns Comprehensive Construction Company and is in the business of building individual

homes on unimproved building lots. Mr. Nicholson has entered into a contract to buy the subject property and is desirous of constructing a single family dwelling which will be offered for sale. However, due to the width of the lot, the requested variances are necessary in order to proceed with development as proposed.

As noted above, several residents of the surrounding community appeared in opposition to the Petitioner's request. Testimony presented by Terri Grimes indicated that she resides on the adjoining property, known as 901 Oakleigh Beach Avenue. Ms. Grimes testified that she purchased her property from Mr. Noble in April 1993. Testimony indicated that she is currently experiencing a water runoff problem on her property and is concerned that the proposed development on the subject property will exacerbate this situation.

Additional testimony revealed that Ms. Grimes had an opportunity to purchase the subject property from Mr. Noble at the time she bought the property on which she now resides. However, Ms. Grimes was unable to buy the lot for financial reasons. Mr. Noble advised her at that time that he intended to construct a dwelling on the property and that the price of the lot had been adjusted accordingly. Mr. Noble is now left with a 52-foot wide, unimproved lot, which is owned by him in fee. To deny the variance requested would render this lot unbuildable and useless. It was further noted that there are many other homes in this community which are built on similar sized lots.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore

be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact

that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of October, 1993 that the Petition for Variance requesting relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 52.06 feet in lieu of the required 55 feet and a side yard setback of 16 feet in lieu of the required 25 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioner shall insure that any water runoff from the subject property will be directed away from adjoining residential properties.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated September 24, 1993, attached hereto and made a part hereof.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

October 12, 1993

(410) 887-4386

Mr. Lawrence E. Noble  
3821 Pulaski Highway  
Baltimore, Maryland 21224

RE: PETITION FOR VARIANCE  
S/S Oakleigh Beach Avenue, 20' E of the c/l of Watervale Avenue  
(855 Oakleigh Beach Avenue)  
15th Election District - 7th Councilmanic District  
Lawrence E. Noble - Petitioner  
Case No. 94-51-A

Dear Mr. Noble:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

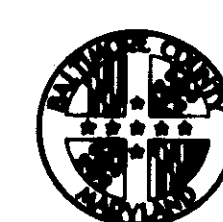
TMK:bjs

cc: Mr. Robert A. Nicholson, Jr.  
155 Willys Lane, Pasadena, Md. 21224

Ms. Terri Grimes  
901 Oakleigh Beach Road, Baltimore, Md. 21222

Chesapeake Bay Critical Areas Commission  
68 Calvert Street, 2nd Floor, Annapolis, Md. 21401

People's Council



## CRITICAL Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at Lot 124, 855 Oakleigh Beach Ave  
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property above in Baltimore County and which is located in the description and plat attached hereto, and made a part hereof, hereby petition the Zoning Commissioner for a Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations to permit a front lot width of 52.06 feet in lieu of the required 55 feet and a side yard setback of 16 feet in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or special difficulty.) Lot is currently unbuildable, and of no value since its width of 52.06 feet was established in 1988 does not meet the current lot width of 55' (by 2.94 feet) and the corner setback is also unattainable by current standards.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Owner/Petitioner(s):

*Robert A. Nicholson Jr.*

*Robert A. Nicholson Jr.*

*155 Willys Lane*

*Pasadena MD 21224*

Address for Petitioner:

Phone or Fax Number:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Use the following address and phone number, under the protection of zoning, that you use the legal owner(s) of the property which is the subject of this petition.

Legal Owner(s):

*LAWRENCE E. NOBLE*

*Lawrence E. Noble*

Address for Petitioner:

Phone or Fax Number:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

Address and phone number of legal owner(s), if different from the above:

Signature:

Print Name:

## EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 855 OAKLEIGH BEACH AVENUE  
(address)  
Election District 15 Councilmanic District 7

Beginning at a point on the South side of Oakleigh  
(north, south, east or west)

Beach Ave which is 30 feet  
(street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 20 feet EAST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Watervale Avenue  
(name of street)

which is 40 feet wide. "Being Lot # 124."  
(number of feet of right-of-way width)

Block       , Section #        in the subdivision of  
OAKLEIGH BEACH as recorded in Baltimore County Plat  
(name of subdivision)

Book # 12, Folio # 46, containing  
6,937.5 square feet / 1.6 acres  
(square feet and/or acres)

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision Description as shown, instead state: "As recorded in Deed Liber #       , Folio #        and include the measurements and directions (notes and bounds only) here and on the plat in the correct location."

Example of notes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 03' 03" E. 87.2 ft., S. 62° 18' 00" E. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

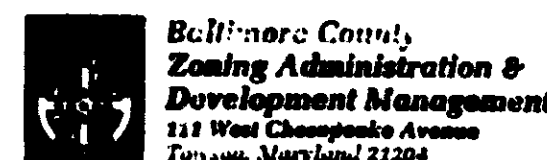
**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 8/9/93  
Posted for: Lawrence E. Noble  
Petitioner: Lawrence E. Noble  
Location of property: 855 Oakleigh Beach Road, 1/2 mi. E. of Baltimore  
Location of Sign: Between and W. 82nd Ave. & Baltimore  
Remarks: None  
Posted by: Arnold Jablon Date of return: 8/9/93  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. Aug 19, 1993  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 19, 1993

THE JEFFERSONIAN,  
A. Henrichs  
LEGAL AD. - TOWSON  
Publishing

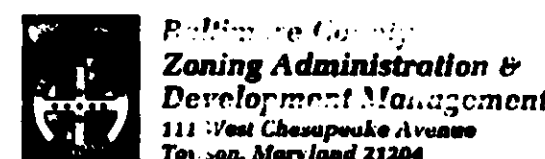


receipt

Date: 8-3-93  
R. A. Nicholson Jr.  
855 Wileys Ln.  
Pawcatent, Md. 21222

020 - VARIANCE - \$ 50.00  
020 - SIGN - \$ 35.00  
TOTAL - \$ 85.00

01A0180155WICHR  
88 C01010AK08-03-93 \$85.00  
Please Make Checks Payable To: Baltimore County



receipt

Date: 8/3/93  
R. A. Nicholson Jr.  
155 Wileys Ln.  
Pawcatent, Md. 21222

020 - SIGN - \$ 35.00 (SEN FTA UNDER SIZED LOT)

01A0180208WICHR  
88 C010137AK08-03-93 \$35.00  
Please Make Checks Payable To: Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204  
August 11, 1993

(410) 887-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-51-8 (Item 51)  
855 Oakleigh Beach Avenue (Lot 124)  
8/8 Oakleigh Beach Avenue, 20' E of c/l Waterville Avenue  
15th Election District - 7th Councilmanic  
Legal Owner(s): Lawrence E. Noble  
Contract Purchaser(s): Robert A. Nicholson, Jr.  
HEARING: THURSDAY, SEPTEMBER 9, 1993 at 11:30 a.m. in Room 106, County Office Building.

Variance to permit a front lot width of 52.06' in lieu of the required 55 ft. and a side yard setback of 16 ft. in lieu of the required 25 ft.

Arnold Jablon  
Director

cc: Lawrence E. Noble  
Robert A. Nicholson, Jr.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARING ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT YOUR OFFICE AT 887-3391.

Printed on Recycled Paper

THE JEFFERSONIAN PUBLICATION COMPANY  
August 19, 1993 Issue - Jeffersonian

Plans Forwarded to:

Robert A. Nicholson, Jr.  
155 Wileys Lane  
Pawcatent, Maryland 21222  
410-295-7139

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-51-8 (Item 51)  
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Lawrence E. Noble  
Lawrence E. Noble

LAWRENCE E. NOBLE  
HEARING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARING ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

August 25, 1993

Mr. Lawrence E. Noble  
3831 Pulaski Highway  
Baltimore, Maryland 21224

RE: Case No. 94-51-A, Item No. 51  
Petitioner: Lawrence E. Noble, et al  
Petition for Variance

Dear Mr. Noble:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 3, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 51 (RT)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is

Transportation for Impaired Hearing or Speech  
383-7655 Baltimore Metro - 555-6451 D.C. Metro - 1-800-485-3055 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21205-6717

BALTIMORE COUNTY, MARYLAND

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: August 17, 1993

SUBJECT: 855 Oakleigh Beach Road

**INFORMATION:**

Item Number: 51  
Petitioner: Lawrence E. Noble  
Property Size: \_\_\_\_\_  
Zoning: D.R. 5.5  
Requested Action: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_

**SUMMARY OF RECOMMENDATIONS:**

Based upon the information provided and a site visit, the following comments are offered:

1. The side yard setback of 16' and 10' respectively as shown on the plan are questionable, as the 10' setback is on the side of the adjoining property owner. A greater setback is recommended for the side closest to the adjacent property.
2. Again, the parking pad and drive are on the side of the adjacent property owner. We recommend it be repositioned towards Waterville Avenue. In the alternative, the area immediately adjacent to the parking pad should be landscaped.

Prepared by: Jeffrey M. Long

Division Chief: Edy L. Kinn

PK/JL:lw

ENC. 51/PRODM/ENC1

BALTIMORE COUNTY, MARYLAND

**INTER-OFFICE CORRESPONDENCE**

TO: Zoning Advisory Committee DATE: August 12, 1993

FROM: Jerry L. Pfeiffer, Captain  
Investigative Services

SUBJECT: August 23, 1993 - Meeting

- #46 - Proposed building shall comply with the 1991 Life Safety Code.
- #50 - Proposed buildings shall comply with the 1991 Life Safety Code.
- #51 - No comments.
- #52 - No comments.
- #53 - No comments.
- #54 - No comments.
- #55 - No comments.
- #56 - No comments.
- #57 - No comments.
- #59 - No comments.
- #60 - Building shall comply with the 1991 Life Safety Code.
- #61 - Proposed addition shall comply with the 1991 Life Safety Code.
- #63 - No comments.

JLP/d:ll  
cc: 1110

RECEIVED  
AUG 18 1993

ZADM



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director  
Office of Zoning Administration  
and Development Management

DATE: September 24, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 51  
Noble Property  
Chesapeake Bay Critical Area Findings

## SITE LOCATION

The subject property is located at 855 Oakleigh Beach Avenue, Lot 124. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. Lawrence E. Noble

## APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3.C.1 of the Baltimore County Zoning Regulations to permit "a front lot width of 52.06 feet in lieu of the required 55 feet and a side yard set back of 16 feet in lieu of the required 25 feet".

## GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.0>.

Mr. Arnold E. Jablon  
September 24, 1993  
Page 2

## REGULATIONS AND FINDINGS

- Regulation:** "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.  
**Finding:** This proposed deck is located more than 100 feet from the tidal waters of Bear Creek; therefore, no disturbance of the 100 foot buffer shall occur.
- Regulation:** "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

**Finding:** No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction shall occur in any tidal or non-tidal wetland for this project, and this regulation has been met.

- Regulation:** "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(e)(1)>.

**Finding:** The total impervious area is as shown on the attached drawing (Scale 1:50) is less than the 25% limit.

- Regulation:** "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.

**Finding:** The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

Shrub and small tree list: 3 items - ball and burlap or 2 gallon container size

Tree list: 1 item - ball and burlap  
1 - 1.5 inch caliper

Mr. Arnold E. Jablon  
September 24, 1993  
Page 3

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

- Regulation:** "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

**Finding:** Stormwater runoff shall be directed from impervious surfaces associated with this plan, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into a drywell, to encourage maximum infiltration (see attached information). These measures will ensure that the requirements of this regulation are met.

## CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

J. James Dieter  
Director  
Department of Environmental Protection  
and Resource Management

JJD:ERG:tm

NOBLE/DEPRM/MQCBCA

TIME: 15:41:29  
DATE: 08/09/93  
AUTOMATED PERMIT TRACKING SYSTEM  
GENERAL PERMIT APPLICATION DATA  
LAST UPDATE: 06/11/93  
BDA 11 45 52

PERMIT #: B164387  
PROPERTY ADDRESS: 901 OAKLEIGH BEACH RD  
SUBDIV: OAKLEIGH BEACH  
CONTROL: 0: RB  
TAX ACCOUNT #: 2200014007  
DISTRICT/PRECINCT: 15 21  
NAME: GRIMES, LAWRENCE J & TERRILEE  
ADDR: 901 OAKLEIGH BEACH RD. 21222  
APPLICANT INFORMATION  
NAME: TERRILEE GRIMES  
COMPANY: 901 OAKLEIGH BEACH RD  
ADDR2: BALTIMORE MD 21222  
PHONE #: 477/1827  
LICENSE #: 32758  
NOTES: REVISED SITE PLANS PER ENVRMT 6/11/93 DAS

PASSWORD  
ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELEIT PF9 - SAVE  
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQUIRY  
TIME: 15:41:24  
DATE: 08/09/93  
AUTOMATED PERMIT TRACKING SYSTEM  
BUILDING DETAIL 1  
LAST UPDATE: 05/25/93  
PLD 06 16 55  
PERMIT #: B164387  
PLANS: CONST 0 PLOT 3 PLAT 0 DATA 0 EL 1 PL 2  
BUILDING CODE: 2  
CONTR: VAN DORN POOLS  
ENGR: SELLER  
FOUNDATION: BASE  
WORK: CONSTRUCT 18X34X4 ABOVE GROUND POOL IN REAR YARD OF SFD/ SAND FILTER/ FILLED BY HOSE W/ VACUUM BREAKER/ LADDER TO BE REMOVED OR IN UPRIGHT LOCKED POSITION WHEN NOT IN USE POOL LITTER ATTACHED/ L.M.C. ESSEX OFFICE  
CENTRAL AIR  
ESTIMATED COST: \$209.00  
PROPOSED USE: SFD & POOL  
EXISTING USE: SFD  
RESIDENTIAL CAT: 1  
FAMILY BEDROOMS: 1  
PASSWORD

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU  
TIME: 15:41:32  
DATE: 08/09/93  
AUTOMATED PERMIT TRACKING SYSTEM  
BUILDING DETAIL 2  
LAST UPDATE: 05/25/93  
PLD 06 16 55  
PERMIT #: B164387  
BUILDING SIZE  
FLOOR: 0  
WIDTH: 18  
DEPTH: 34  
HEIGHT: 4  
POWDER ROOMS: 1  
BATHROOMS: 1  
KITCHENS: 1  
LOT NOS: 122,123  
CORNER LOT: N  
ASSESSMENTS  
LAND: 0021400.00  
IMPROVEMENTS: 0064900.00  
TOTAL ASS: 0086300.00

ZONING INFORMATION  
DISTRICT: 15  
PETITION: 001  
DATE: 08/09/93  
FOLIO: 046  
CLASS: 04  
PLANNING INFORMATION  
SUBSEWER: CRIT AREA  
PASSWORD  
ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU  
TIME: 15:41:45  
DATE: 08/09/93  
AUTOMATED PERMIT TRACKING SYSTEM  
APPROVALS DETAIL SCREEN  
LAST UPDATE: 06/11/93  
FLR 14 49 48  
PERMIT #: B164387  
AGENCY: 01  
DATE: 05/24/93  
ZONING: 01  
ENVRMT: 01  
PERMITS: 01  
CODE: 01  
COMMENTS: JML/MC/CBCA-6/115A/W/DAS P

01 THRU 09 INDICATES AN 'APPROVAL' \*\* 10 THRU 99 INDICATES A 'DISAPPROVAL'  
ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT  
CLEAR - MENU  
TIME: 08/09/93  
DATE: 15:42:28  
PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL FM DATE  
22 00 016007 15 3-3 04-00 H NO 06/26/93  
GRIMES LAWRENCE J DESC-1-1 IMPS-32% AC S 122-123  
GRIMES TERRILEE DESC-2-1 OAKLEIGH BEACH  
901 OAKLEIGH BEACH RD PREMISE: 00001 OAKLEIGH BEACH ROAD 5 00000 0000  
BALTIMORE MD 21222 FORMER OWNER NOBLE, LAWRENCE E  
FCV PHASED IN  
LAND: 34.520  
IMPV: 43.920  
TOTAL: 86.300  
PREF: 0  
CURT: 84.300  
EXEMPT: 34.520  
TAXABLE BASIS: 34.520  
FM DATE: 06/01/93  
2/94 ASSESS: 34.520  
2/93 ASSESS: 0  
06/00 ASSESS: 0  
ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT  
TIME: 08/09/93  
DATE: 15:42:44  
PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL FM DATE  
22 00 016007 15 3-3 04-00 H NO 06/26/93  
LOT: 122  
BLOCK: 0001  
FOLIO: 0046  
PARCEL: 0231  
YEAR BUILT: 00  
TRANSFER DATA  
NUMBER: 010504  
DATE: 04/20/93  
CLASS CODE: 000  
STATE EXEMPT CODE: 000  
COUNTY EXEMPT CODE: 000  
CURR STATE EX ASMT: 0  
PRIOR STATE EX ASMT: 0  
CURR COUNTY EX ASMT: 0  
PRIOR COUNTY EX ASMT: 0  
PRIOR COUNTY EX ASMT: 0  
STRUCTURE: 0  
CODE: 0  
SQ. FEET: 0

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ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT  
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BLOCK: 0001  
FOLIO: 0046  
PARCEL: 0231  
YEAR BUILT: 00  
TRANSFER DATA  
NUMBER: 010504  
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STATE EXEMPT CODE: 000  
COUNTY EXEMPT CODE: 000  
CURR STATE EX ASMT: 0  
PRIOR STATE EX ASMT: 0  
CURR COUNTY EX ASMT: 0  
PRIOR COUNTY EX ASMT: 0  
PRIOR COUNTY EX ASMT: 0  
STRUCTURE: 0  
CODE: 0  
SQ. FEET: 0

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PRIOR STATE EX ASMT: 0  
CURR COUNTY EX ASMT: 0  
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CURR COUNTY EX ASMT: 0  
PRIOR COUNTY EX ASMT: 0  
PRIOR COUNTY EX ASMT: 0  
STRUCTURE: 0  
CODE: 0  
SQ. FEET: 0

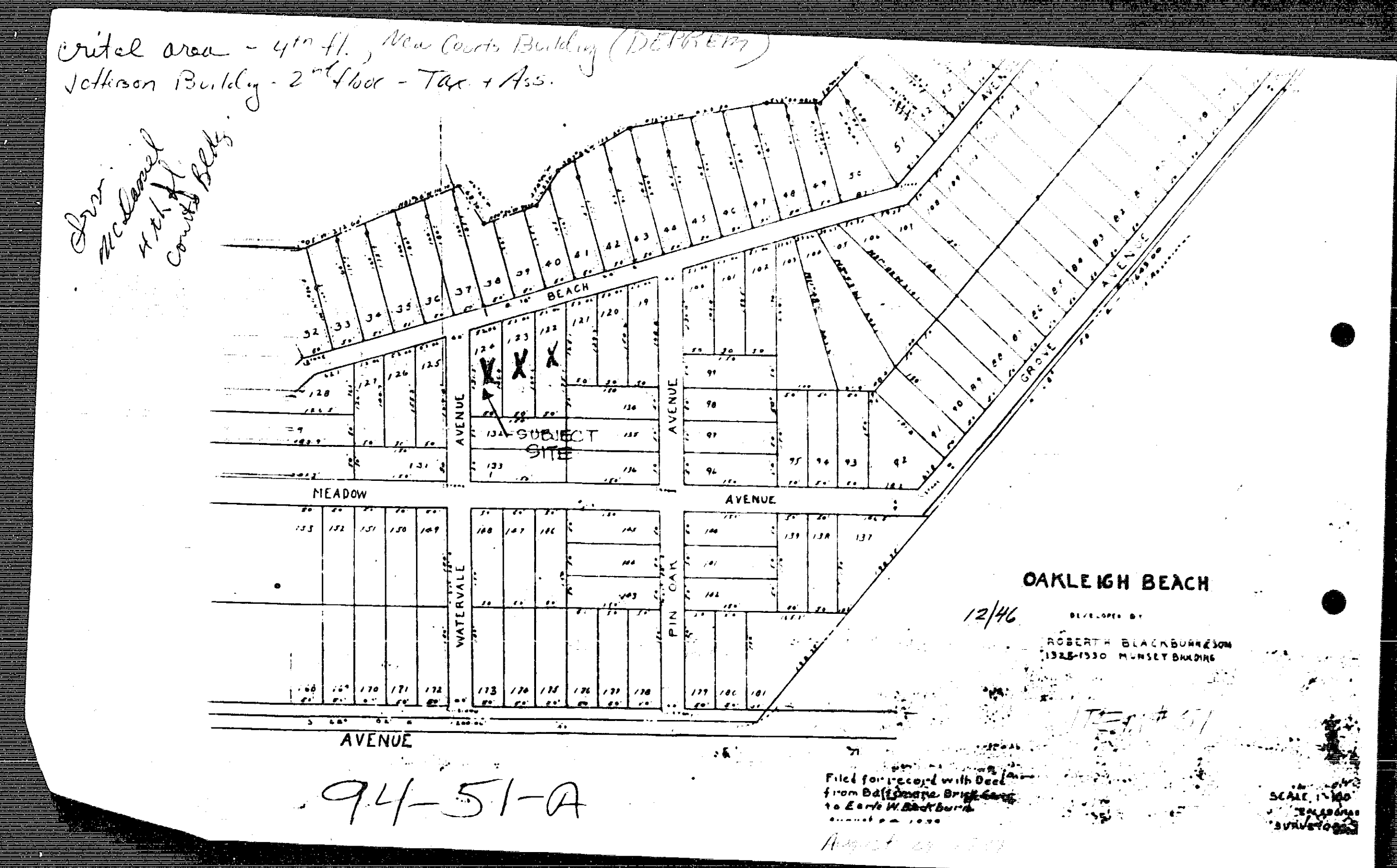
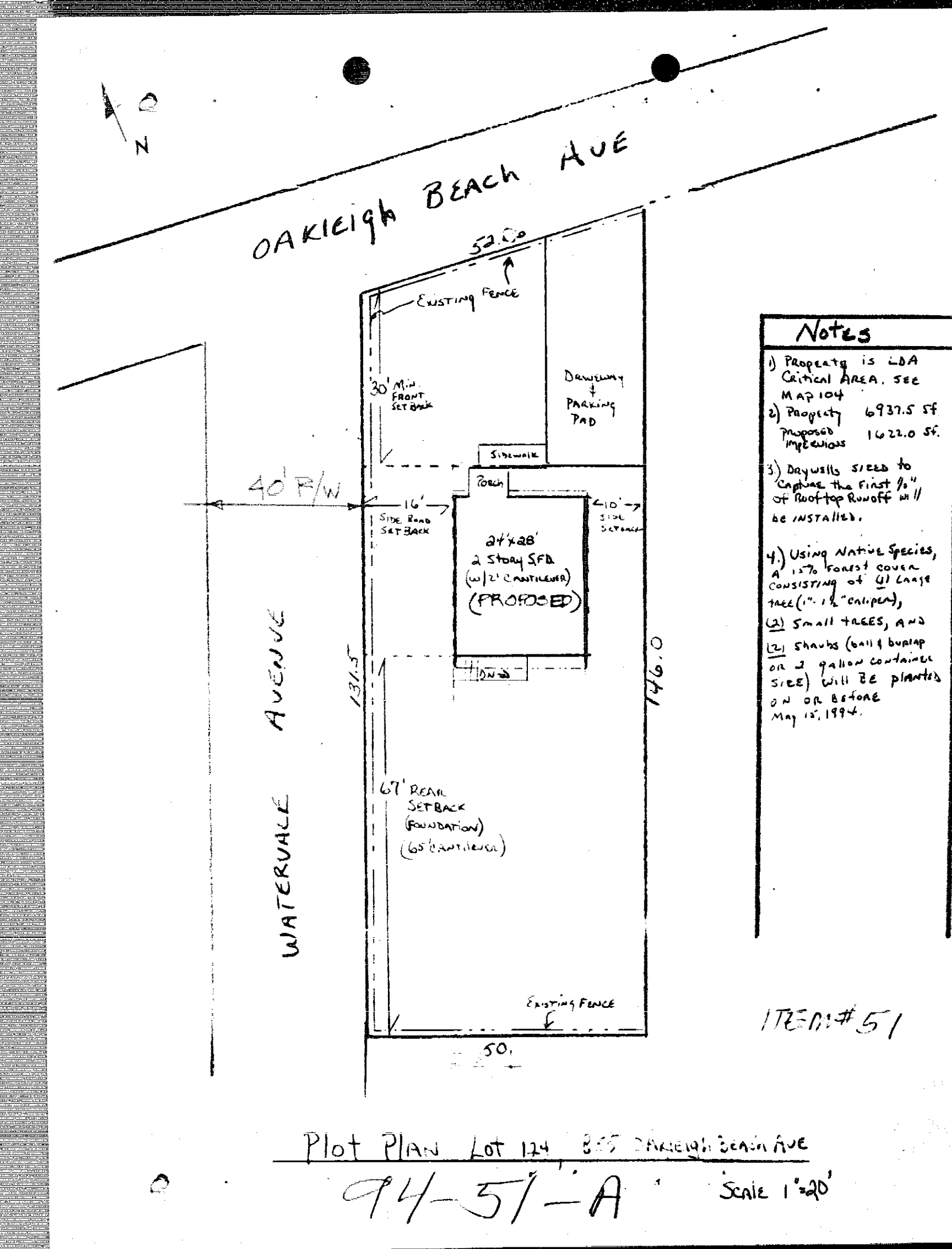
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TIME: 08/09/93  
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PRIOR STATE EX ASMT: 0  
CURR COUNTY EX ASMT: 0  
PRIOR COUNTY EX ASMT: 0  
PRIOR COUNTY EX ASMT: 0  
STRUCTURE: 0  
CODE: 0  
SQ. FEET: 0

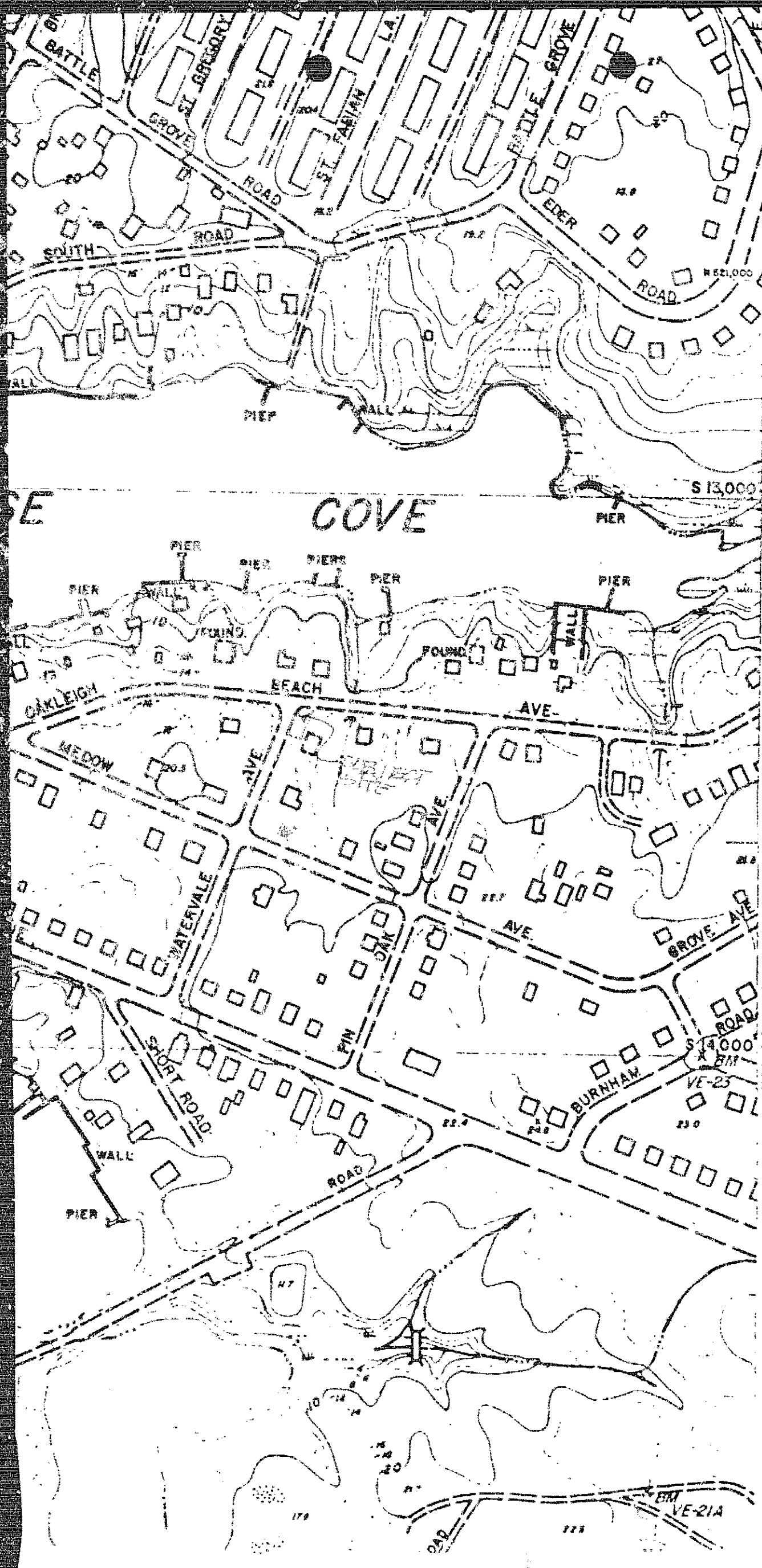






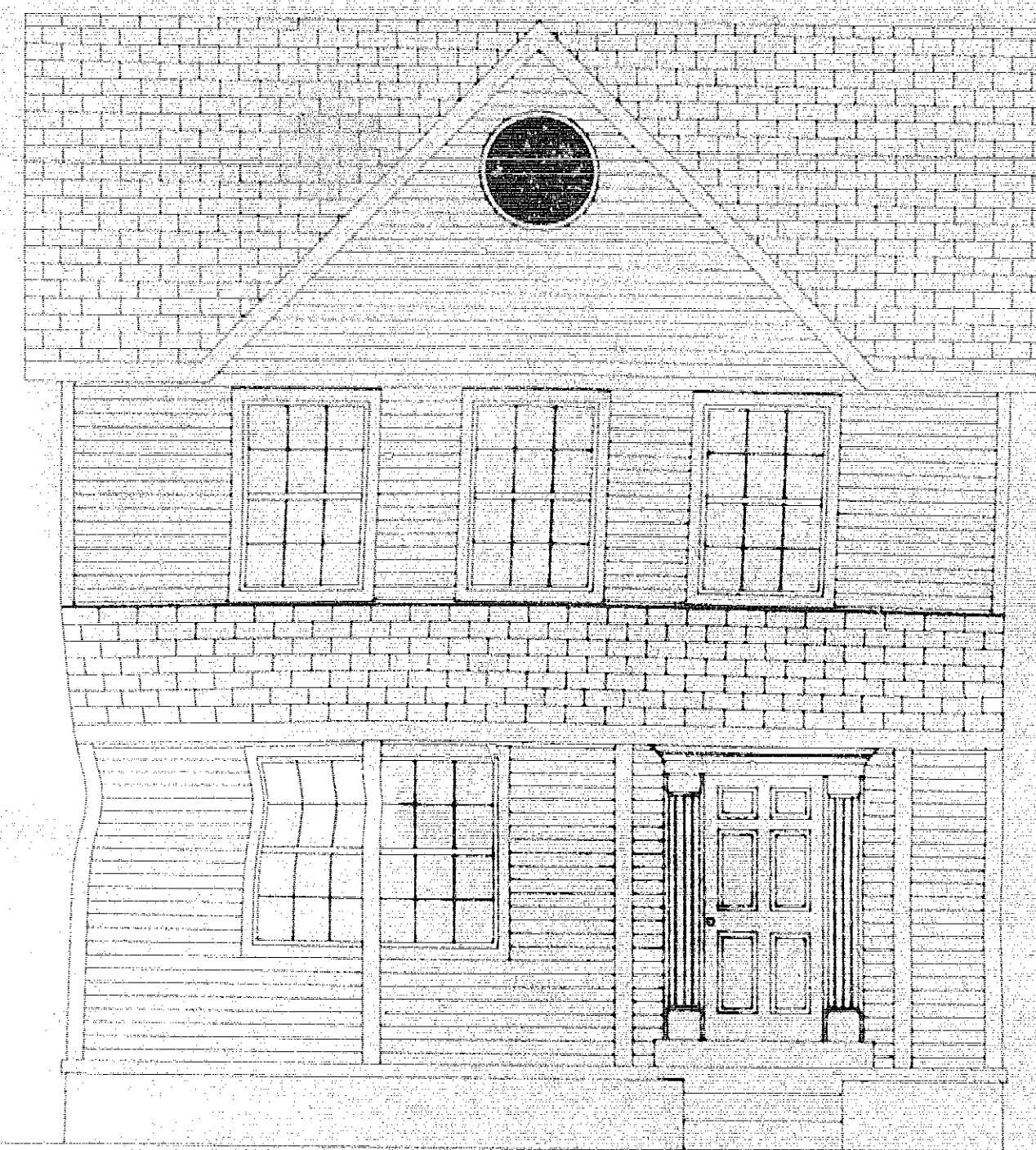






94-51-A

ITEM#51



ELEVATION "C"

FRONT ELEVATION

NOTES

THE BELVEDERE II  
BY: ADVANTAGE HOMES  
QUALITY BUILT BY: COMPREHENSIVE CONSTRUCTION

PHONE # 255-7139  
DRAWN BY: B.C.  
SCALE: 1/4" = 1 FOOT  
DRAWN: 3/5/93

A-4B